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## Community Development Department

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### MINUTES

#### Village of Westmont

#### Regular Meeting

#### Economic Development Committee - May 4, 9:00 A.M.

Westmont Village Hall Executive Session Room

31 West Quincy Street, Westmont, IL

#### 1. Call to Order

Chairman Addington called the meeting to order at 9:00 a.m.

#### 2. Roll Call

##### Committee

Jim Addington, Chairman

Bob Scott, Citizen Representative

Corinne Beller, Citizen Representative

Kevin Carey, School Representative

Frank Brady, Business/Resident Representative

Bill Kalafut, Business/Citizen Representative

Gregg Pill, Business/Resident Representative

##### Staff

Steve May, Village Manager

Jill Ziegler, Community Development Director

David Weiss, Fire Chief

Larry Forssberg, Chamber of Commerce Director

Mary Slattery, Administrative Assistant

##### Petitioners

Russ Whittaker, Rosanova & Whitaker, LTD representing Westmont Village Green Apartments

Aaron King, representing Andy's Frozen Custard

##### Guests

Ed Richard, Planning and Zoning Commission Chairman

#### 3. Pledge of Allegiance

#### 4. Minutes

Trustee Addington made motion to approve minutes from last meeting and Greg Pill second, all in favor, minutes approved.

#### 5. Old Business -Comet Cleaners and Laundry-309-311 North Cass Avenue

**Jill Ziegler--** Comet Cleaners is still working with the property owners for potential sale. The applicant is still interested in moving forward.

## 6. New Business

### A. **Russ Whitaker from Rosanova & Whitaker, LTD representing Westmont Village Green Apartments( 67th & Cass Ave)--**

**Russ Whitaker**-Russ presented a picture of the Westmont Village Apartments showing 31 buildings on 30 acres. The property was developed in 3 phases in the late 1970's and had a unique ownership which consisted of 65 different owners. During that time and with so many owners there was never a collective interest in reinvesting in the property along with a collective interest in maintaining the property.

The property is now 100% under a single ownership and under this unified ownership there is an active plan to improve the property. One of the major improvements is to build a clubhouse which will soon be forthcoming to the Village for review.

There will also be a new plan to divide the property so 2 institutional investors would have ownership. This would allow for future sale of the property to sell either one lot or sell both at same time.

One clubhouse is proposed for right now, could possibly see additional clubhouse in the future but no plans for that as of yet. The current plans for the clubhouse consist of a business and fitness center and outdoor pool.

Actively working on drawings right now for the new clubhouse and hoping to submit by June 3rd to hit the July public hearing and Village Board in August for approval with the clubhouse being built this fall.

**Jim Addington**-asked Russ to explain the new tenant base.

**Russ Whitaker**-New policy is each new and current tenant must submit a new lease and go through criminal background check. This new process has weeded out many who may not pass the criminal background check thus making the apartments a crime free community.

**Bob Scott**-- Asked about the homeowners association, if one exists and will continue.

**Russ Whitaker**-there is currently a HOA but the plan is to dissolve because with a single ownership there won't be a need for that extra layer of management.

**Bill Kalafut**- Asked if there will be a massive resubdivision from the multiple lots creating just 2 lots?

**Russ Whitaker**-Yes when we seek site and plan approval for the clubhouse we will also seek a 2 lot subdivision and create one lot line down the middle and from lot 1 and lot 2.

**Jill Ziegler**--When the property owner applies for development approvals they will submit the following:

1. Plan development
2. Re-zoning
3. Re-subdivision
4. Site and landscape development plan for new clubhouse.

**Ed Richard**--Asked if there are plans to sell off any of the property for the 2nd club house.

**Russ**-Not a present plan to sell anything off. Dividing property into 2 halves is best long term decision.

**Ed Richard**--Requested pond to be looked at because it does not drain.

**Jill Ziegler**- One of the issues that will be looked at when this comes to the Planning and Zoning Commission.

**Jim Addington**- Requested a recommendation, Greg Pill motioned to recommend for approval, seconded, approved.

## **B. 645 N. Cass Avenue**

**Jill Ziegler**--introduced Aaron King from Andy's frozen custard. Aaron is an Architect for Andy's Frozen Custard.

**Aaron King**-Andy's Frozen Custard is a quick service frozen dessert business with a freestanding restaurant with drive through and walk-up service windows. Aaron represents mostly the environment part of the business as far as securing locations for new restaurants.

There are 31 locations throughout the country with 5 locations in Chicago. The next proposed location would be at 645 N. Cass Ave in Westmont which is where the old Pizza Hut building sits.

The two challenges with this location is the Pizza Hut building sits on a lot that is not subdivided so they do not have anything that can be sold off to them right now. Andy's is working with the property attorney. The lot lines are also challenging as parking would overlap on the other part of the property that would not be owned by Andy's.

Andy's has a few site plans that have been developed and both plans have issues with the parking but will work with Village staff to work out the details in order to make one of the plans work. Both plans have a wrap around drive thru and walk-up windows and does not have sit down dining. The other issue is the canopy lighting which has an exposed lamp fixture to give the retro look but a shield can always be put on the lamps if not acceptable.

The prototype of the new building in Westmont would include a training room as this site would be a regional training area for managers to train new employees.

The challenge in Westmont too is the signage on the building. Westmont allows 2 and currently on the design there are 22, with some of those being illuminated. Again, Andy's will work with the Village to compromise. Freestanding signs may be much larger than what the Village will consider but again will work with staff to find something acceptable.

The building material in the front of the store will be all glass and on the sides will be a cement based material to look like wood which will last longer and doesn't require yearly maintenance.

**Jim Addington** --Asked if the custard machine would be a self serve?

**Aaron King**--This is not a self serve business, the frozen treat is scooped and handed to customer.

**Bill Kalafut**--asked how many of the 31 stores are corporate owned?

**Aaron King**--16 corporate owned and rest are franchised. This Westmont location will be corporate owned.

**Greg Pill**--Asked for a timetable on the acquisition of the Pizz Hut property?

**Aaron King** --Does not know when property will be acquired and there is a possibility that they will need to look for another location.

**Jim Addington**- What are operation hours?

**Aaron King**--Hours of operation Mon-Thur 11 a.m to 11:30 p.m. year round. Sat/Sun 11:30 a.m. to midnight.

**Steve May**--asked Jill to discuss the variances that would be needed for this site.

**Jill Ziegler**- Staff has discussed with Andy's the number of variances and tried to narrow them down to the most important issues and still keep their brand identity. Concern about visibility of the lighting source, number of signs, size of signs and stormwater detention.

**Greg Pill**- Are you removing the building?

**Aaron King**--Yes, tearing down the pizza hut and building new building.

**Ed Richard**--Are proposing a blade sign and a detached ground monument sign?

**Aaron King**-- Yes to both.

**Jim Addington** -Requested a recommendation. Motion to accept, second approved.

## **7. Other Information**

### **B. Economic Development Partnership Marketing Opportunities & Projects Update.**

**Larry Forssberg**--Sweet and Savory has closed. Danielle, one of the owners, is looking for a place to open to keep the catering side of the business going.

Moving into the Sweet and Savory spot is a Mediterranean restaurant.

Yokahama is closing. Closed suddenly due to family illness. May consider opening somewhere else in town at a later date.

Grill 89 and Cucinova received their alcohol licenses and their tentative opening date is May 23rd.

Acura dealership is moving along audi starting working on their expansion with the parking deck which will have their service phase included.

BMW will be at EDC next month to present their project.

**Jill Ziegler**--BMW wants to be at Planning and Zoning Commission as early as June.

The Hilton project will be going to Planning and Zoning Commission on May 18th for a special meeting.

**Larry Forssberg**-Distributed an article regarding Tesla. Tesla business is booming and we are pleased they are bringing their business to 50 W Ogden Avenue and leasing the former Lincoln building.

**Greg Pill**-Any news on Hardee's?

**Larry Forssberg**--There is a contract pending on that particular parcel. Hardee's corporate had also recently expressed interest in buying the property.

**Greg Pill**-- Asked about the 100 West Ogden current Lincoln dealership.

**Jill Ziegler**- Received construction trailer permits and Lincoln came back to the property owner to say they wanted a different design. Project is currently on hold until the design is determined.

**Larry Forssberg**- 63rd and Cass property is up for sale; it is a high priority to see it redeveloped.

**Larry Forssberg**- Julian Electric is very interested in putting all their operations under one roof. In order to do this they would need to acquire the building to the north of them. That building is owned by a person in LaGrange and he leases it to ATT. Julian Electric is looking now at properties and have searched in Lockport.

**Greg Pill**-- Asked if anything else had surfaced in regards to the property that housed the previous La La Li Bakery.

**Larry Forssberg**--Responded not at this time.

Motion to adjourn, second. Meeting adjourned.